

July 21, 2025

BSE Limited

Scrip Code: 543287

Debt Segment – 975115, 975192, 975560, 976262, 976764, 976895

National Stock Exchange of India Limited

Trading Symbol: LODHA

Dear Sirs,

Sub: Allotment of 35,000 rated, listed, senior, secured, redeemable, taxable, transferable, non-convertible debentures of ₹ 1,00,000 each aggregating to ₹ 350 crore

Pursuant to Regulation 30 read with Regulation 51 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we wish to inform you that the Executive Committee of the Board of Directors of the Company has today i.e., July 21, 2025, approved the allotment of 35,000 rated, listed, senior, secured, redeemable, taxable, transferable, non-convertible debentures of ₹ 1,00,000 each aggregating to ₹ 350 Crore on private placement basis.

In this regard, please find enclosed herewith the details pursuant to the SEBI Master Circular No. SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 as **Annexure I**.

Kindly take the above information on record.

Thanking you,

Yours truly,

**For Lodha Developers Limited
(Formerly known as Macrotech Developers Limited)**

**Sanjyot Rangnekar
Company Secretary & Compliance Officer
Membership No. F4154**

Annexure I

Sr. No.	Particulars	Details
1.	Size of the Issue	₹ 350 Crore consisting of 35,000 Rated, Listed, Senior, Secured, Redeemable, Taxable, Transferable, Non-Convertible Debentures of Face Value of Rs. 1 Lakh each
2.	Whether proposed to be listed? If yes, name of the stock exchange(s);	To be listed on the Wholesale Debt Market segment of BSE Limited
3.	Tenure of Instrument	Date of Allotment: July 21, 2025 Date of Maturity: January 21, 2028
4.	Coupon/Interest offered, schedule of payment of coupon/ interest and principal	<ul style="list-style-type: none"> Coupon: 3Month MIBOR + Spread (2.09% p.a.) - currently 8.19% p.a. Coupon Reset: Quarterly, linked to 3Month MIBOR Coupon Frequency: Annually, starting July 21, 2026 with last Coupon payment On Maturity Date Spread Revision: Reduce by 10 bps (i.e. to 1.99%) from 2nd Coupon Reset (i.e. 6 months after Deemed Date of Allotment)
5.	Charge/Security, if any, created over the assets	First ranking charge will be created over certain assets (as more particularly described in the Key Information Document dated July 16, 2025)
6.	Special rights/interest/ privileges attached to the instrument and changes thereof	N.A.
7.	Delay in payment of Interest/principal amount for a period of more than 3 months from the due date or default in payment or interest/ principal	Default Interest shall accrue on the unpaid sum from the date of occurrence of event of default at 2% per annum over and above the applicable interest rate.
8.	Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any matter concerning the security and/or the assets along with comments thereon, if any	Not Applicable
9.	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	Redemption by face value in 8 quarterly instalments commencing from March 31, 2026; Last instalment to be paid on final maturity date.
10.	Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and/ or the assets along with its comments thereon, if any	Not Applicable
11.	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	The NCDs will be redeemed in accordance with the Debenture Trust Deed executed between the Issuer and the Debenture Trustee